



# 11 MARKET LOAN

Tranent, EH33 1GD



2

Public Room



4

Bedrooms



2

Bathroom





## 11 MARKET LOAN

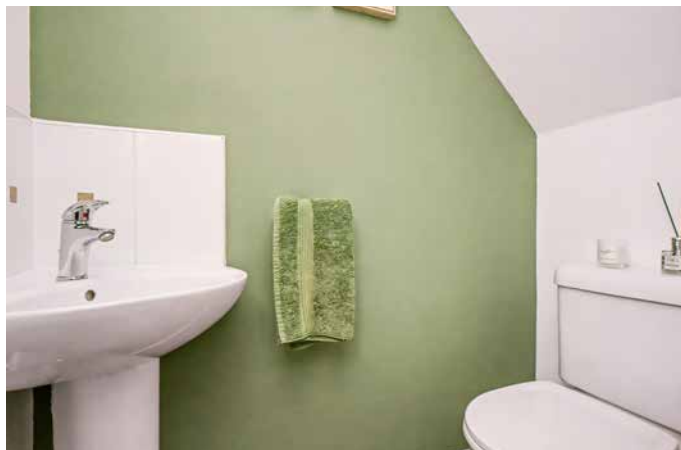
Set within a modern residential development in Tranent, this attractive detached house offers spacious, light-filled accommodation ideal for family living. The home opens into a hall with storage and a WC, leading to a sun-facing sitting room for relaxed everyday use and a contemporary dining kitchen, complemented by a utility room, which provides an excellent hub for family life and entertaining, as well as a bay-windowed living room with French doors to the garden. Upstairs, the property features four bedrooms, including a southeast-facing principal bedroom with fitted wardrobes and an en-suite shower room, served by a stylish four-piece family bathroom with vanity storage and a towel warmer. Outside, private lawned gardens with patio seating offer space to unwind, while a paved double driveway and garage with excellent storage provide convenient parking.

11 Market Loan offers a convenient Tranent location, close to a wide range of local amenities, shops and supermarkets, as well as schools and excellent transport links. Regular bus services and easy road access provide straightforward connections to central Edinburgh, making this an ideal choice for commuting professionals, couples and families.









**C**  
EPC  
RATING

**F**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Detached house in Tranent
- Part of a modern residential development
- Entrance hall with storage and WC
- Bay windowed living room with French doors to the garden
- Sun-facing sitting room
- Modern dining kitchen with utility room
- Landing with storage
- Sunny wardrobed main bedroom with an en-suite shower room
- Two comfortable bedrooms with wardrobes
- Versatile fourth bedroom/study
- Four-piece family bathroom
- Private lawned gardens with patio seating space
- Private paved driveway and garage parking







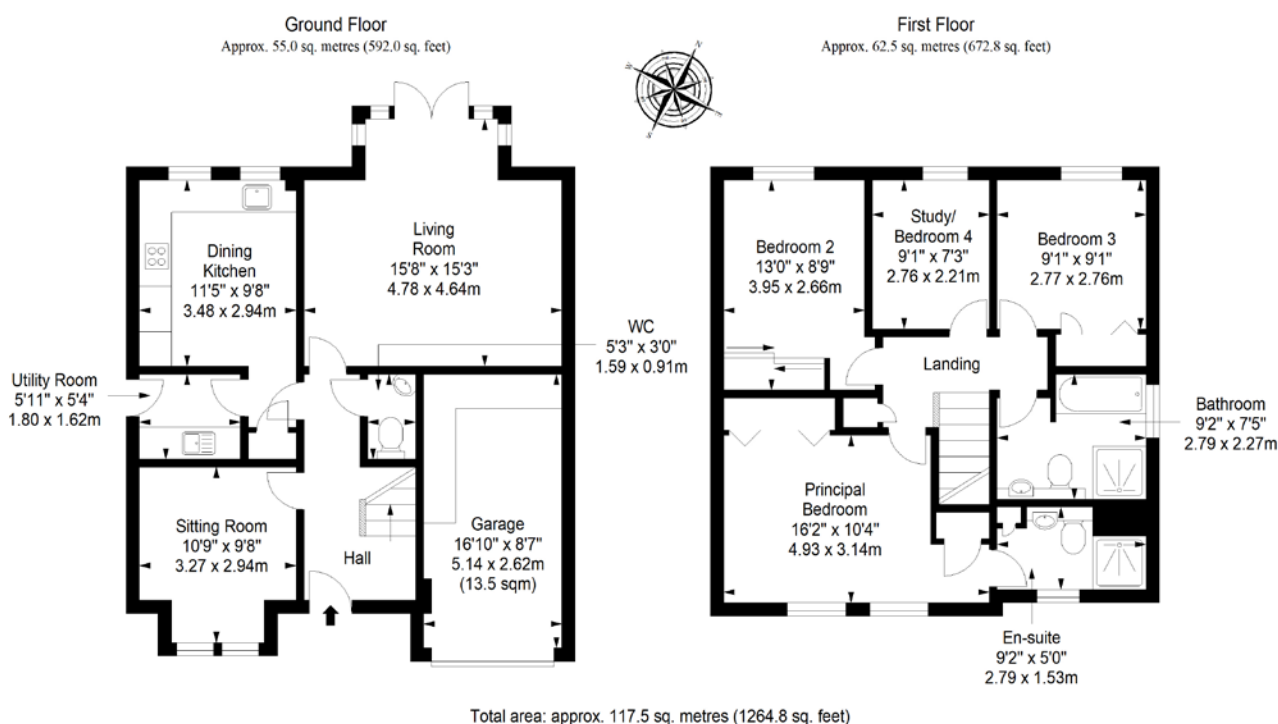


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



# TRANENT, EAST LoTHIAN

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital takes as little as 15 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, restaurants, pubs, and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre, a multi-purpose sports hall, dance studios, a gym, and a children's soft play area. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinraid Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University in neighbouring Musselburgh, as well as in the capital.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.